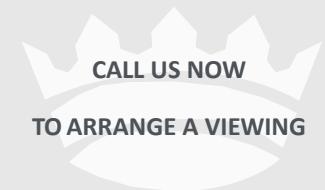




Plot 45 The Buckthorn, Ashwood, Boyneswood Lane, Medstead, Alton, Hampshire, GU34 5DZ



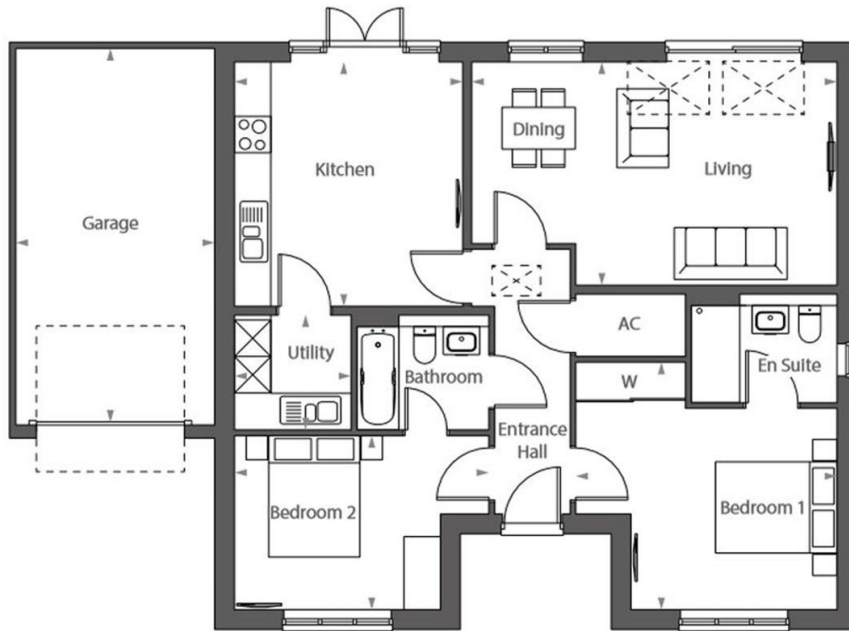
### **SPECIFICATION**

- Brand New Bungalow
- Two Bedrooms
- Open Plan Living/Dining
- Integrated Kitchen
- Utility Room
- En Suite To Master
- Garage

### **ACCOMMODATION**

Spacious 2 bedroom home boasting an open-plan living/dining room, designer kitchen with high-spec integrated appliances and access to private rear garden, utility room, 2 double bedrooms with a fitted wardrobe and en-suite to the master, contemporary family bathroom with dual access from bedroom 2, single garage and private parking.

Disclaimer: The external image is a CGI and the internals are of previous Bargate Homes showhomes. Please note: we wish to declare a common shareholder between Charters & Bargate Homes.



#### GROUND FLOOR

Living Room/ Diner:	6010 x 3670mm	19' 8.7" x 12' 0.5"
Kitchen:	3750 x 3975mm	12' 3.7" x 13' 0.5"
Utility:	1941 x 1885mm	6' 4.5" x 6' 2.3"
Bedroom 1:	4072 x 4296mm	13' 4.4" x 14' 1.2"
Bedroom 2:	4184 x 2865mm	13' 8.8" x 9' 4.8"
Garage:	6198 x 3273mm	20' 4.1" x 10' 8.9"

All floor plans and CGTs are of a house type and do not necessarily reflect the detail of any particular home, these are used for illustrative purposes only and should not be relied upon. External materials, landscaping, garage position/attachment, window/-door position, handing and external works may vary to the information shown. Please ask a sales adviser for more information. All dimensions are accurate to within 50mm and where given are maximums which include any fitted wardrobes or similar features. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and WC layouts are indicative only and should not be relied upon. Interior furnishings are not included with the sale of any property.

#### SITUATION

Ashwood is tucked away snugly on the fringes of Medstead, Hampshire, where the woodland meets the heath – and where nature's doorstep meets your own. It's a slower pace of life, but by no means a reduction to the bare necessities: quite the opposite, in fact. And as secluded, peaceful and relaxing as it may be, Ashwood isn't an isolated wilderness. You're never too far from anything, with speedy road routes to Winchester, Basingstoke and Guildford that keep you connected to the hustle and bustle.

#### LOCAL AUTHORITY

East Hampshire District Council

#### GUIDE PRICE

Asking Price £414,950

#### TENURE

Freehold



Your local multi-award winning agents



*Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.*

Julius Caesar House, 66 High Street, Alton, Hampshire, GU34 1ET